

ORDINANCE NO. 20060824-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3921 MEDICAL PARKWAY FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to neighborhood commercial (LR) district on the property described in Zoning Case No. C14-05-0080, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.153 acre (6,671 square feet) tract of land, more or less, out of the Geo W. Spear League, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

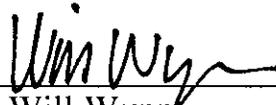
locally known as 3921 Medical Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on September 4, 2006.

PASSED AND APPROVED

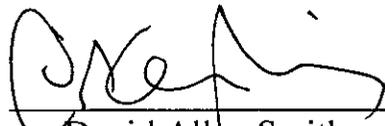
_____, August 24, 2006

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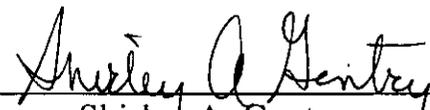
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EXHIBIT A

**ZONING DESCRIPTION
0.153 ACRES
GEO W. SPEAR LEAGUE**

A DESCRIPTION OF 0.153 ACRES (APPROXIMATELY 6,671 SQUARE FEET) IN THE GEO W. SPEAR LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 6, HENRY B. SEIDERS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THE SOUTH 44 FEET OF SAID LOT 3 BEING CONVEYED TO THORACIC & CARDIOVASCULAR REALTY CO. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 13, 2003 AND RECORDED IN DOCUMENT NO. 2003036334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.153 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found in the east right-of-way line of Medical Parkway (right-of-way width varies), being in the west line of said Lot 3, being the northwest corner of the said south 44 feet of Lot 3 tract, being also the southwest corner of a 152' X 24.83' tract of land described in Volume 12823, Page 163 of the Real Property Records of Travis County, Texas, from which a 1/2" iron pipe found at the intersection of the south right-of-way line of West 40th Street (60' right-of-way width) and the east right-of-way line of Medical Parkway, being the northwest corner of the said 152' X 24.83' tract, being also the southwest corner of a 3648 square foot tract of land described in Volume 2776, Page 200 of the Deed Records of Travis County, Texas, bears North 27°35'42" East, a distance of 24.85 feet;

THENCE South 62°21'38" East with the north line of the said south 44 feet of Lot 3 tract and the south line of the said 152' X 24.83' tract, a distance of 151.90 feet to a 3/4" iron pipe found in the west right-of-way line of a 20' alley, being in the east line of said Lot 3, being the northeast corner of the said south 44 feet of Lot 3 tract, being also the southeast corner of the said 152' X 24.83' tract;

THENCE South 27°34'08" West with the west right-of-way line of a 20' alley, the east line of said Lot 3 and the east line of the said south 44 feet of Lot 3 tract, a distance of 43.99 feet to a calculated point for the southeast corner of said Lot 3, being the southeast corner of the said south 44 feet of Lot 3 tract, being the northeast corner of Lot 2, Block 6, of said H. B. Seiders Subdivision, being also the northeast corner of a tract of land described as the north 43 feet of said Lot 2 and recorded in Volume 10592, Page 296 of the Real Property Records of Travis County, Texas;

THENCE North 62°18'09" West with the south line of said Lot 3, the south line of the said south 44 feet of Lot 3 tract, the north line of said Lot 2 and the north line of the said north 43 feet of Lot 2 tract, a distance of 151.92 feet to a calculated point in the east right-of-way line of Medical Parkway, being the southwest corner of said Lot 3, being the southwest corner of the said south 44 feet of Lot 3 tract, being the northwest corner of said Lot 2, being also the northwest corner of the said north 43 feet of Lot 2 tract;

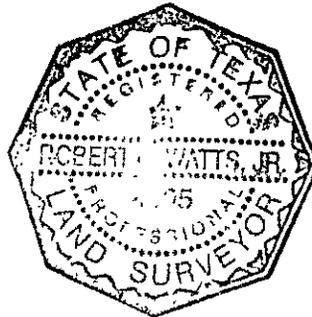
THENCE North 27°35'42" East with the east right-of-way line of Medical Parkway, the west line of said Lot 3 and the west line of the said south 44 feet of Lot 3 tract, a distance of 43.84 feet to the **POINT OF BEGINNING**, containing 0.153 acres of land, more or less.

Prepared from a survey made on the ground May 03, 2005. Bearing basis is Grid Azimuth for the Texas Central Zone, 1983/93 HARN values from the LCRA survey control network. Attachments: Survey Drawing 482-001-Z2.

Robert C. Watts, Jr.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

5-11-05



1" = 50'

CITY OF AUSTIN
3648 SQ. FT.
(2776/200)

WEST 40TH STREET
(60' RIGHT-OF-WAY WIDTH)

S62°20'50"E 151.88'
(S59°56'E 152.0')

CROCKETT PARTNERS, LTD.
(12823/163)

S62°21'38"E 151.90'

P.O.B.

THORACIC &
CARDIOVASCULAR REALTY CO.
SOUTH 44' OF LOT 3, BLOCK 6
H. B. SEIDERS SUBDIVISION (1/60)
(2003036334) **LOT 3**

S75°01'41"W
0.35'

MEDICAL PARKWAY
(PLATTED ALICE AVENUE)
(RIGHT-OF-WAY WIDTH VARIES)

0.153 ACRES
APPROX. 6,671
SQ. FT.

N62°18'09"W 151.92' (152') **LOT 2**

THORACIC &
CARDIOVASCULAR REALTY CO.
NORTH 43' OF LOT 2, BLOCK 6
(10592/296)

D & K INVESTMENT GROUP
7,599 SQ. FT.
(11701/1098)

LOT 2
LOT 1

LOTS 4, 5 & 6
BLOCK 6
HENRY B. SEIDERS
SUBDIVISION (1-60)
CROCKETT PARTNERS, LTD.
(12823/185)

N27°35'42"E
50.06'
(50.19')

0.17'

LOT 1, BLOCK 6,
HENRY B. SEIDERS
SUBDIVISION (1/60)

D & K INVESTMENTS
(11625/1532)

S27°34'08"W
92.85' (92.83')
20' ALLEY (1/60)

C.O.A.
CENTERLINE
MONUMENT

N62°25'52"W 152.00' (152')

WEST 39 1/2TH STREET
(PLATTED EMMA STREET)
(60' RIGHT-OF-WAY WIDTH)

N62°24'35"W 152.08'

S27°48'37"W
59.88'
60.13'

S27°44'04"W
59.94'

DATE OF SURVEY: 05/03/05
PLOT DATE: 05/10/05
DRAWING NO.: 482-001-Z2
PROJECT NO.: 482-001
SHEET 2 OF 2

Chaparral

A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.153 ACRES (APPROXIMATELY 6,671 SQUARE FEET) IN THE GEO W. SPEAR LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 6, HENRY B. SEIDERS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THE SOUTH 44 FEET OF SAID LOT 3 BEING CONVEYED TO THORACIC & CARDIOVASCULAR REALTY CO. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 13, 2003 AND RECORDED IN DOCUMENT NO. 2003036334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

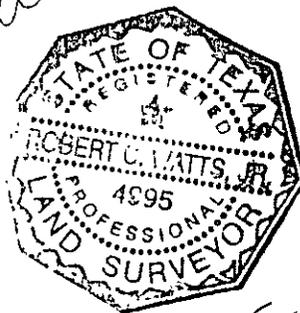
LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL IN PUNCH HOLE FOUND
- * COTTON SPINDLE FOUND
- ☒ X IN CONC. FOUND
- CALCULATED POINT

LINE TABLE

No.	BEARING	LENGTH
L1	S62°25'52"E	19.88'
L2	S62°23'15"E	20.06'
L3	S72°43'26"W	42.48'
L4	S72°26'53"W	42.89'

Albert S



5-11-05

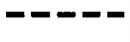
DATE OF SURVEY: 05/03/05
 PLOT DATE: 05/10/05
 DRAWING NO.: 482-001-Z2
 PROJECT NO.: 482-001
 SHEET 1 OF 2

BEARING BASIS: GRID AZIMUTH FOR TEXAS
 CENTRAL ZONE, 1983/93 HARN VALUES
 FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 482-001-Z2

Chaparral



N
 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J. ROUSSELIN

ZONING EXHIBIT B
 CASE #: C14-05-0080
 ADDRESS: 3921 MEDICAL PKWY
 SUBJECT AREA (acres): 0.153

DATE: 06-07
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J25

1" = 400'